



DAVID E. JANSSEN  
Chief Administrative Officer

## County of Los Angeles CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012  
(213) 974-1101  
<http://cao.co.la.ca.us>

June 10, 2003

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

### **RESOLUTION AND NOTICE OF INTENTION TO AUCTION COUNTY SURPLUS REAL PROPERTY – 10961 PICO BOULEVARD, WEST LOS ANGELES (THIRD) (4 VOTES)**

#### **IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that the County has no present or future need for the property located in the City of Los Angeles, as shown on the attached map and legally described in Exhibit A attached to the Resolution and Notice of Intention, and adopt the Resolution setting a date for the public auction.
2. Find that the proposed sale of the surplus real property is categorically exempt from the California Environmental Quality Act (CEQA).
3. Instruct the Executive Officer/Clerk of the Board to cause publication of the Resolution and Notice of Intention in accordance with Section 25528 of the Government Code.

#### **IT IS RECOMMENDED THAT, AFTER THE PUBLIC AUCTION, YOUR BOARD:**

1. Approve the sale of the County's right, title and interest to the successful bidder(s) and instruct the Chair to approve and execute, upon presentation, the Quitclaim Deed, which will have been approved as to form by County Counsel.
2. Instruct the Auditor-Controller to deposit the sale proceeds into the Asset Development Implementation Fund as directed by the Chief Administrative Office (CAO).

Board of Supervisors

GLORIA MOLINA  
First District

YVONNE BRATHWAITE BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

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3. Authorize the CAO to execute all necessary documents, including a purchase and sale agreement to complete the sale transaction, upon approval of the documents by County Counsel.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to offer at public auction County-owned real property considered surplus to the present and future needs of the County. The property had previously served as the long term location of Department of Public and Social Service (DPSS) programs that were relocated to the newly constructed facility at 11110 Pico Boulevard, west of the subject property. Since DPSS's relocation, the County has considered other backfill opportunities for this building, but has not identified another tenant department that would be suitable for this building or this location.

As a result, the subject property is considered surplus to the County's needs. The sale of this property will provide the County funds that can be better allocated for the rehabilitation, purchase or construction of other County facilities.

#### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

The Countywide Strategic Plan directs that we strengthen the County's fiscal capacity (Goal 4). The sale of this property to the highest bidder will provide funds that can be used to finance improvements identified as part of the assessment of the condition of the County's improved real property (Strategy 2, Objective 3).

#### **FISCAL IMPACT/FINANCING**

It has been determined by CAO staff that a minimum bid set at \$4,500,000 will generate the maximum amount of interest in the real estate community and should result in the property being sold in excess of its appraised value of \$5,500,000. The property will be sold for all cash paid as a \$25,000 deposit with the remaining balance due within fifteen business days.

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Proceeds from the sale will be deposited into the Asset Development Implementation Fund.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

This property, as shown on the attached map consists of approximately 29,700 square feet of land which is improved with a 37,597 square foot three-story building and a detached parking structure for at least 118-cars. The County initially occupied the property to house DPSS's Rancho Park District offices on a leased basis commencing in March 1961 and subsequently exercised the option to purchase the property in December 2000 as provided in the lease.

The offer of the property by public auction is authorized by Section 25520 to 25538, inclusive, of the California Government Code which authorizes the sale of real property. Notification of your Board's intended action has been published in compliance with Government Code Section 6061. Pursuant to Government Code Section 65402, the City of Los Angeles has been notified of the County's intent to sell the property and has not indicated any objection.

In accordance with your Board's policy, a restriction has been placed upon the deed reserving the mineral rights upon the property to the County.

County Counsel has reviewed all documents related to the conveyance and has approved their use as required. Additionally, County Counsel concurs with CAO that a saleable interest in the property exists.

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### **ENVIRONMENTAL DOCUMENTATION**

The recommended action is categorically exempt under Class 12 of the State CEQA Guidelines and the revised Environmental Document Reporting Procedures and Guidelines adopted by your Board.

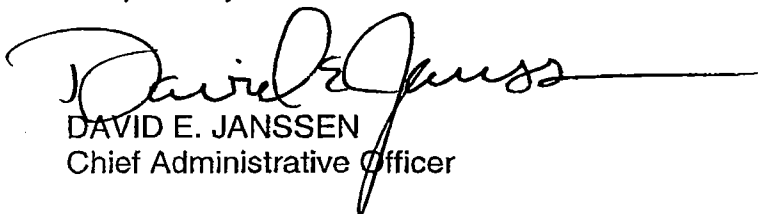
### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Inasmuch as the building has been vacant for some time, the sale of this property will have no impact on current County services.

### **CONCLUSION**

It is requested that the Executive Officer, Board of Supervisors, return an original copy of the executed Notice of Intention, and two certified copies of the Minute Order, and the adopted, stamped Board letter to the CAO Real Estate Division at 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012 for further processing.

Respectfully submitted,



DAVID E. JANSSEN  
Chief Administrative Officer

DEJ:CWW

CB:CK:cc

Attachments (2)

c: County Counsel  
Auditor-Controller  
Department of Public Social Services

10961PicoWLA.b

## ATTACHMENT

**STUNTZ, DAVIS & STAFFIER, P.C.**

ATTORNEYS AT LAW

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RANDALL E. DAVIS  
(202) 737-8062

## MEMORANDUM

TO: Reggie Todd  
Tom Joseph

FROM: Franklin Logan

DATE: May 20, 2003

RE: Meeting with Josh Filler Regarding the Allocation of \$700 Million  
Under the High Threat Urban Area Initiative

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Last Thursday, I met with Josh Filler, Director of State and Local Coordination for the Department of Homeland Security, to discuss the allocation of \$700 million under the High Threat Urban Area Initiative. Our meeting took place immediately following a meeting between Sheriff Baca and Under Secretary Asa Hutchinson. On Wednesday, May 14, the Department issued a Press Release announcing the allocation of \$700 million from the FFY 2003 Supplemental Appropriations bill "to enhance the security of urban areas with high density population areas and critical infrastructure." Of that amount, \$18.59 million is allocated to "the City of Los Angeles, its contiguous counties and mutual aid partners." An additional \$6.46 million is provided to the City of Long Beach, and its "contiguous counties and mutual aid partners."

During our meeting, Josh sought to alleviate my concerns that Los Angeles County had been excluded as a recipient of High Threat Urban Area Initiative funding. He assured me that the Department, in crafting application kits and guidelines, is seeking a regional cooperative approach to dispensing these funds where Los Angeles County, Los Angeles City and Long Beach City would all be provided with monies. He explained that the formula used for determining the allocation of High Threat Urban Area Initiative funds to various urban areas was based on information pertaining to cities, including threat information, critical infrastructure, and population density. According to Josh, city data was used only

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ATTORNEYS AT LAW

to develop the allocation formula, but it does not mean that these cities will be the recipients of their full funding allocation.

Josh indicated that in approximately three weeks, the Department will issue application kits and guidelines which recognize the different regional approaches to preparing for and responding to domestic terrorist events in various urban areas. With respect to funding for the Los Angeles area, the Department, through the application process, intends to bring representatives from the State of California, the County of Los Angeles, the City of Los Angeles and the City of Long Beach in one room to decide on how best to administer its allocations. When I asked who would lead or chair this meeting, Josh stated that it would probably be the State of California. He indicated that the Department realized that each urban area had separate and unique jurisdictional and mutual aid structures. In providing these funds, the Department sought to bring together key governments entities in each urban area to develop and agree on a plan for utilizing these grants.

Josh assured me again that the money would not be given directly to the City of Los Angeles or the City of Long Beach, even as a pass-through to the County. It is likely that the Department would provide the funding to the State of California as a pass through to the affected cities and counties. Under such a plan, the State would be required to pass through all the funding to the affected area. Allocations to cities and counties would be based on the results of negotiations between the affected jurisdictions.

Based on my meeting with Josh Filler, I believe that the next week three weeks will be critical in deciding how these funds are distributed within urban areas, as the Department develops its application kits and guidelines. We are providing key people within the Department information on the County's lead role in preparing for and responding to domestic terrorism events. The Sheriff's Department, for example, is putting together a brief report which outlines the Department's cooperative and mutual aid agreements through which the Sheriff has shared law enforcement and emergency preparedness responsibility for all cities within the County, not just Los Angeles and Long Beach. Such information will be useful as the Department of Homeland Security develops its application kits and guidelines.